

C16
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0047.0A

P.C. DATE: February 22, 2011
January 11, 2011

SUBDIVISION NAME: Resubdivision of Lot B, First Resubdivision of Lots 15-16,
Vance Park

AREA: 1.18 acres

LOTS: 2

OWNER/APPLICANT: Reynaldo Ortiz

AGENT: J. Valera Engineering
(Juan Valera)

ADDRESS OF SUBDIVISION: 1808 Vance Circle

GRIDS: J-23

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Downtown (Judges Hill)

SIDEWALKS: Sidewalks exist along Vance Circle and will be required along Shoal Creek Boulevard prior to that lot being occupied.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision, namely, Resubdivision of Lot B, First Resubdivision of Lots 15-16, Vance Park. The proposed resubdivision is composed of 2 lots on 1.18 acres.

An Administrative Variance to Land Development Code (LDC) 25-8-281(B)(1) and 25-8-281(C)(1)(a) have been granted for this plat. (See Related Attached Memo from Scott Heirs).

A petition has been submitted by surrounding property owners and is in process of being validated. In accordance with Local Government Code (LGC) 212.015, the submission (and validation) of petition will require an affirmative vote of 3/4's of the Commission members present for plat approval.

This land was originally included in tracts identified as a portion of Outlots 12, 13 and 14, Division E of the City of Austin. This land was first platted as Vance Park on July 31, 1947 (V. 4, P. 336) into 18 lots.

Subsequently, there have been 2 other resubdivisions from the Vance Park subdivision. The first is Roger Bros. Subdivision on June 23, 1967 (V. 31, P. 31) which included a Part of Lot 18, Vance Park, along with some unplatted land and Lot 3, Ann Watt McClendon subdivision into

C16
2

one lot. The second resubdivision is the preceding plat to this current resubdivision plat - First Resubdivision of Vance Park on March 17, 1970 (V. 49, P. 74). This resubdivision included a portion of Lot 14, all of Lot 15, and a portion of Lot 16 into the current Lot A and Lot B. This resubdivision is only for Lot B.

STAFF RECOMMENDATION: Staff recommends approval of this resubdivision. It meets all current City of Austin Land Development Code (LDC 25) and State Local Government Code (LGC 212) requirements.

PLANNING COMMISSION ACTION: 1/11/11: Postponed to 2/22/11 at neighborhood request. (8-0) Reddy, absent

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

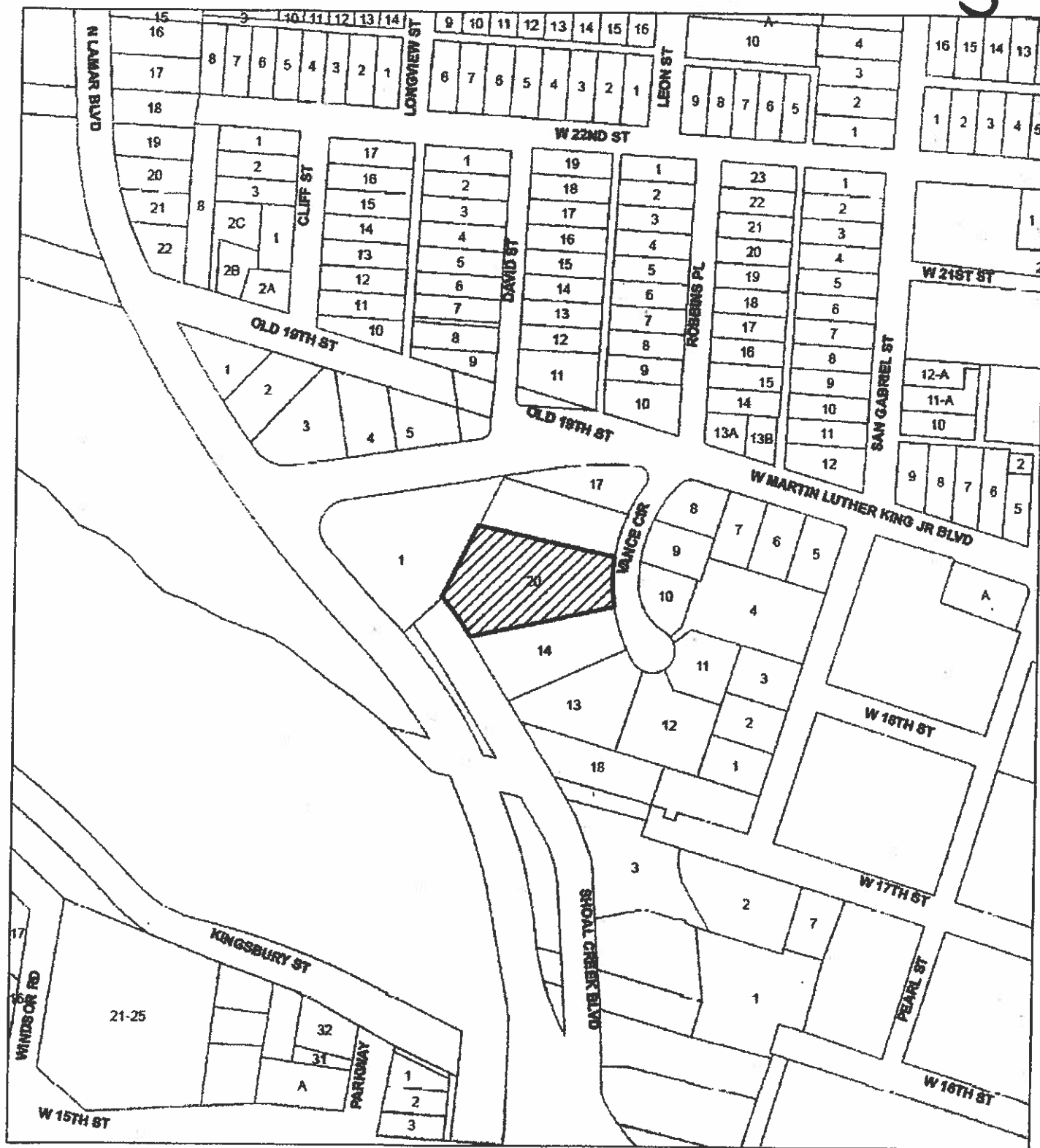
Environmental Review: Jim Dymkowski
Email address: james.dymkowski@ci.austin.tx.us



Phone: 974-2707

Environmental Resource Management: Scott Hiers
Email address: scott.hiers@ci.austin.tx.us

Phone: 974-1916

C16/3



 Subject Tract
 Base Map

Vance Park

CASE#: C8-2010-0047.0A
 ADDRESS: 1808 Vance Circle
 MANAGER: Sylvia Limon

1" = 400'

OPERATOR: D. SUSTAITA

This map has been produced by Notification Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



C164

VANCE PARK

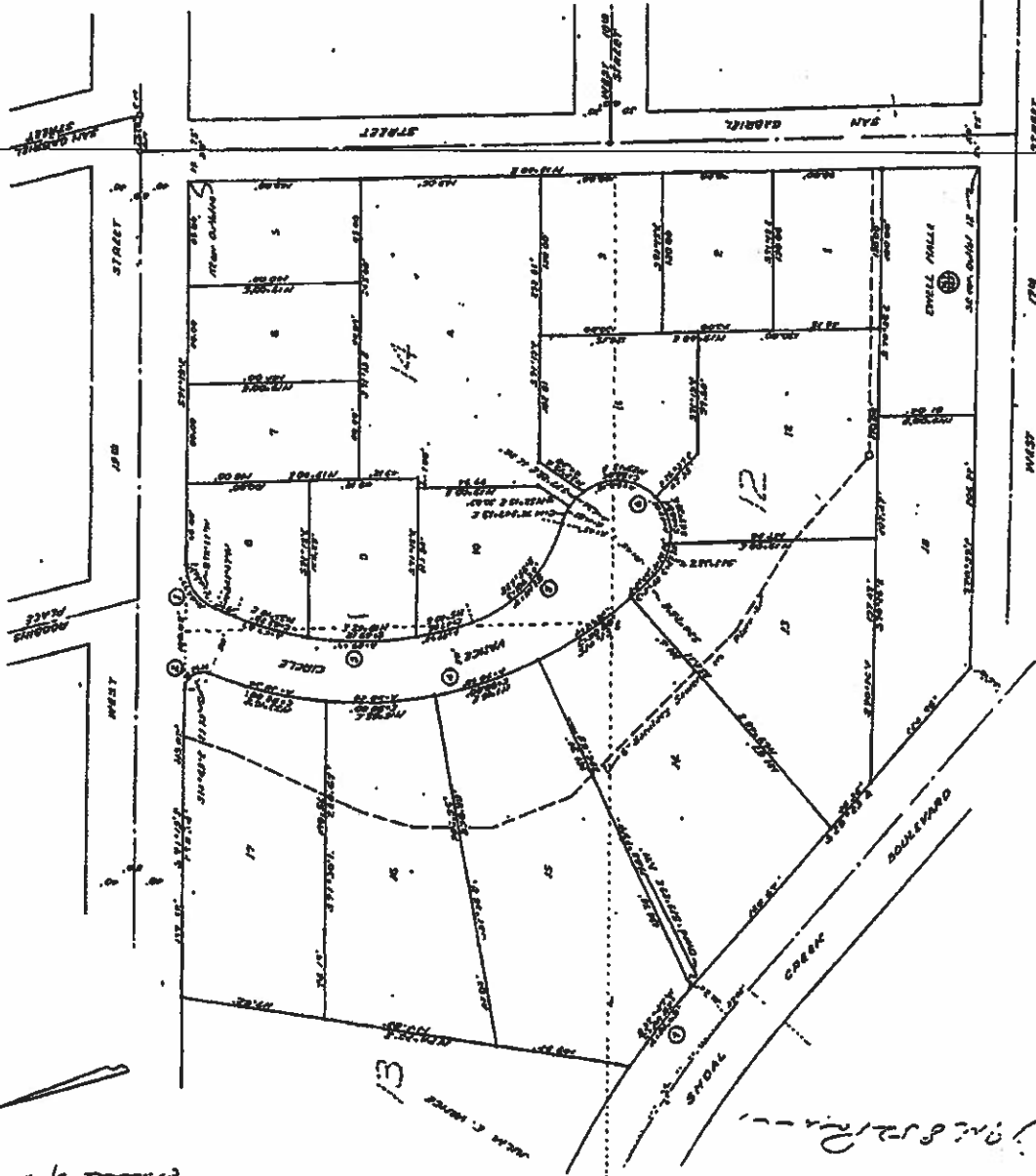


Figure 1 consists of nine subplots arranged in a 3x3 grid, labeled 1 through 9. The vertical axis for all plots is labeled "curve data". The plots show the evolution of the curve data for the 2D Ising model. Plot 1 (top-left) shows a noisy, irregular pattern. Plot 2 (top-middle) shows a slightly more organized pattern. Plot 3 (top-right) shows a pattern with some vertical structure. Plot 4 (middle-left) shows a pattern with some horizontal structure. Plot 5 (center) shows a pattern with some vertical structure. Plot 6 (middle-right) shows a pattern with some horizontal structure. Plot 7 (bottom-left) shows a pattern with some vertical structure. Plot 8 (bottom-middle) shows a pattern with some horizontal structure. Plot 9 (bottom-right) shows a smooth, curved line.

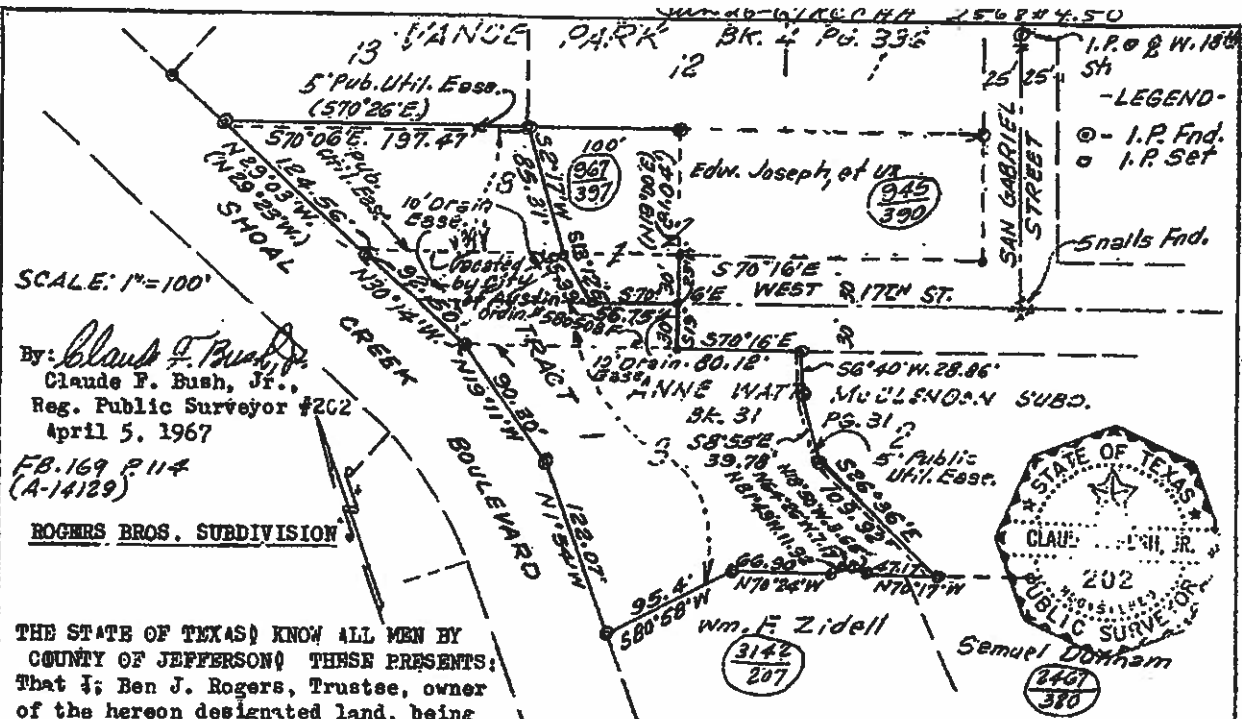
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PLANY 7089

[illegible]
$$\frac{C16}{5}$$

SUPERVISOR JOHN COV
 AIRCRAFT ENGINEERING CO
 10101
 ON 11/10/68, ON 11/10/68
 10101, 10101, 10101
 (S.E.A.)

CH6
6



By: Claude F. Bush, Jr.
Claude F. Bush, Jr.,
Reg. Public Surveyor #202
April 5, 1967
FB.169 P.114
(A-14129)
ROGERS BROS. SUBDIVISION

THE STATE OF TEXAS) KNOW ALL MEN BY
COUNTY OF JEFFERSON) THESE PRESENTS:
That I, Ben J. Rogers, Trustee, owner
of the hereon designated land, being
all of lot 3 of Anne Watt McClendon subdivision according to the map or plat of said subdivision
recorded in Book 31, Page 31 of the Plat Records of Travis County, Texas, being the same land
conveyed to me by deed recorded in Volume 3263, Page 111 of the Deed Records of Travis County,
Texas, and a part of the vacated portion of West 17th Street and a part of Lot 18 of Vance Park
according to the map or plat of said subdivision recorded in Book 4, Page 336 of the Plat Records
of Travis County, Texas, being the same land conveyed to me by deed recorded in Volume 3263,
Page 108 of the Deed Records of Travis County, Texas, do hereby adopt this plat as my subdivis-
ion to be known as ROGERS BROS. SUBDIVISION subject to any easements or restrictions heretofore
granted and do hereby dedicate to the public use, all easements shown hereon.
WITNESS MY HAND this the 20th day of April, A.D. 1967

RECEIVED
Planning Dept.
City of Austin

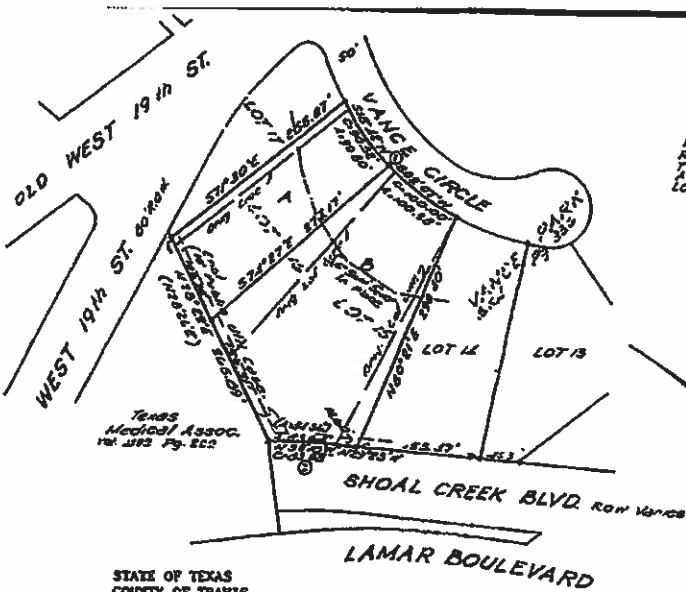
Ben J. Rogers
Ben. J. Rogers

THE STATE OF TEXAS)
COUNTY OF JEFFERSON)
Be it remembered that the undersigned authority on this day personally appeared Ben J. Rogers, Trustee,
known to me to be the person whose name is subscribed to the foregoing instrument and he acknow-
ledges to me that he executed the same as his act and deed for the purposes and consideration
therein expressed.
WITNESS MY HAND AND SEAL OF OFFICE this the 20th day of April, A.D. 1967
Notary Public in/for Jefferson County, Texas
Guy W. Ryker
Guy W. Ryker
APPROVED FOR ACCEPTANCE on the 23rd day of JUNE, A.D. 1967.
By Hoyle M. Osborne
Hoyle M. Osborne, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on
the 23rd day of JUNE A.D. 1967
Secretary Hiram Brown Vice-Chairman Wanda Rich
FILED FOR RECORD on the 23 day of June A.D. 1967 at 3:29 o'clock P.M.
Miss Emilie Limberg, County Clerk, Travis County, Texas
By Wanda Rich
Deputy

THIS STATE OF TEXAS)
COUNTY OF TRAVIS)
I, Miss Emilie Limberg, clerk of the county court within and for the County and State afore-
said, do hereby certify that the foregoing instrument of writing with its certificate of
authentication was filed for record in my office on the 23 day of June A.D. 1967
at 3:29 o'clock P.M. and duly recorded on the 23 day of June A.D. 1967 at
3:30 o'clock P.M. in the Plat Records of said county in Book 34 Page 27.
WITNESS MY HAND AND SEAL OF OFFICE the date last written above.
Miss Emilie Limberg, County Clerk, Travis County, Texas
By Wanda Rich
Deputy

C85-67-58



CURVE DATA

1.	35'00"	7'24"
2.	312'68"	64'11"
3.	28'55"	51'08"
4.	18'14"	33'32"
5.	18'55"	35'58"

FIRST RESUBDIVISION OF VANCE PARK

- LEGEND
- Iron Pin Found
 - Iron Pin Set
 - X Found Cut in Conc.

SCALE 1"=100'

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, W. V. HEATH, OWNER OF A PORTION OF LOT 14, ALL OF LOT 15, AND A PORTION OF LOT 16, OF VANCE PARK, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 4, PAGE 336, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ME BY DEEDS RECORDED IN VOLUME 867, PAGE 318, AND VOLUME 1043, PAGE 235, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT THE CAPITAL NATIONAL BANK, TRUSTEE, OWNER OF A PORTION OF LOTS 16 & 17, OF THE SAID VANCE PARK, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 3722, PAGE 2151, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY RESUBDIVIDE SAID LOTS, AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS THE FIRST RESUBDIVISION OF VANCE PARK AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS OUR HANDS THIS THE 14th DAY OF March, 1970.

W. V. Heath
W. V. HEATH

Herbert S. Bolm
HERBERT S. BOLM, TRUST OFFICER
CAPITAL NATIONAL BANK

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED HERBERT S. BOLM, KNOWN TO ME AS TRUST OFFICER OF THE CAPITAL NATIONAL BANK AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF March, 1970.

Daniel D. McCulla
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W. V. HEATH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 14th DAY OF March, 1970.

Daniel D. McCulla
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE March 17, 1970, A.D.

Boyle H. Osborne
DIRECTOR OF PLANNING - Boyle H. Osborne

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, March 17, 1970, A.D.

Shelby Jones
CHAIRMAN

Boyle H. Osborne
SECRETARY

FILED FOR RECORD AT 2:30 O'CLOCK P.M. THE 17th DAY OF March, 1970, A.D.

MISS EMILIE LINBERG, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY Freda Wacker

STATE OF TEXAS
COUNTY OF TRAVIS

I, MISS EMILIE LINBERG, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 17 DAY OF March, 1970, A.D. AT 2:30 O'CLOCK P.M. AND ONLY RECORDED ON THE 17 DAY OF March, 1970, A.D., AT 2:31 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY, IN PLAT BOOK 49, PAGE 74.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT, OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.

MISS EMILIE LINBERG, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY Freda Wacker

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 23.27 OF 1954, HAS BEEN COMPLIED WITH.

AS SUBMITTED BY:

1814
C. HARVEY SMITH
REGISTERED PUBLIC
1215 WEST 5th
AUSTIN, TEXAS
MARCH 11, 1970

1814
RECEIVED
MARCH 11, 1970

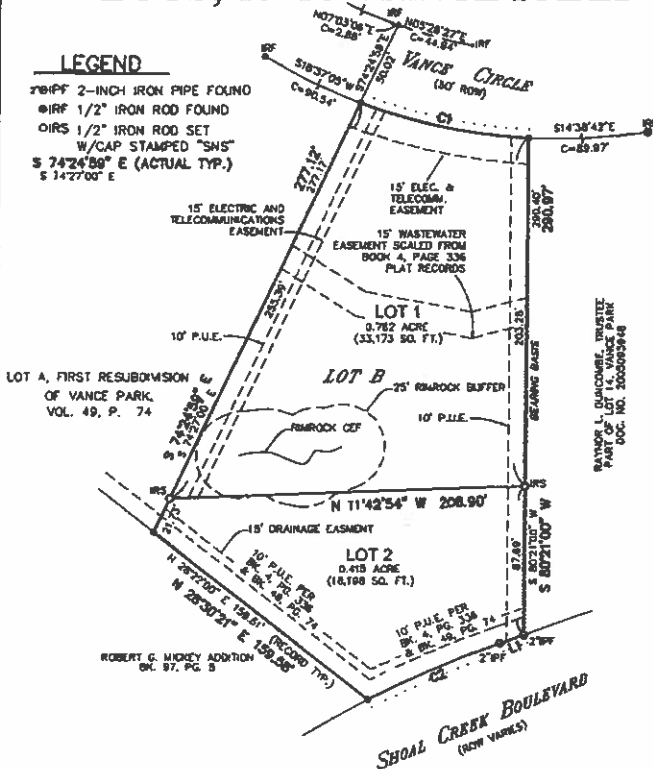
C8s-70-50

RESUBDIVISION OF LOT B, FIRST RESUBDIVISION OF LOTS, 15-16 VANCE PARK

C16/8

LEGEND

- 2" BIPF 2-INCH IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- W/CAP STAMPED "SMS"
- S 74°24'58" E (ACTUAL TYP.)
- S 14°27'03" E

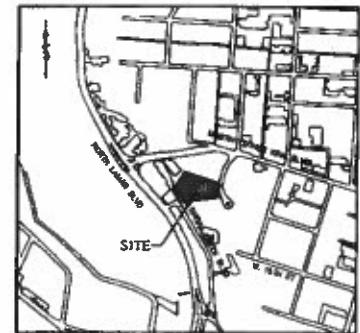


LOTS	LAND USE	SF	AC
LOT 1	SINGLE FAMILY	33,173	0.762
LOT 2	SINGLE FAMILY	18,198	0.418
TOTALS		51,371	1.18

TOTAL NUMBER OF SINGLE FAMILY LOTS 2
TOTAL NUMBER OF LOTS IN THIS SUBDIVISION 2

CURVE NO.	RADIUS	CHORD BEARING	CHORD	ARC
C1	330.82'	ACTUAL S 02°03'28" W	99.97'	100.35'
		RECORD S 02°07'00" W	100.00'	100.35'
C2	833.34'	ACTUAL N 32°57'52" W	84.53'	84.50'
		RECORD N 33°10'00" W	83.58'	83.64'

LINE NO.	BEARING & DISTANCE
L1	ACTUAL N 28°04'30" W 13.70'
	RECORD N 28°23'00" W 14.60'



LOCATION MAP

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

THAT REYNALDO ORTIZ, OWNER OF LOT B, FIRST RESUBDIVISION OF VANCE PARK, A SUBDIVISION RECORDED IN VOL. 49, PAGE 74 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY WARRANTY DEED RECORDED IN DOCUMENT NO. 2004020238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID DESCRIBED LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS: RESUBDIVISION OF LOT B, FIRST RESUBDIVISION OF LOTS 15-16, VANCE PARK, TRAVIS COUNTY

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC USE ANY STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE ____ DAY OF _____, 2010, A.O.

REYNALDO ORTIZ
1008 VANCE CIR
AUSTIN, TX 78701-1035

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, THE UNDERSIGNED AUTHORITY, ON THIS THE ____ DAY OF _____, 2010, A.O., DID PERSONALLY APPEAR REYNALDO ORTIZ, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC _____

PRINTED NAME _____

COMMISSION EXPIRES _____

WITNESS MY HAND THIS THE ____ DAY OF _____, 2010, A.O.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, LESLIE E. VASTERLING, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH TITLE 25 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

LESLIE E. VASTERLING R.P.L.S. NO. 1413
SNS ENGINEERING, INC.
9801 ANDERSON MILL RD. SUITE 209
AUSTIN, TX 78750
(512) 335-3944

DATE

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e), AND COMPLETES WITH CHAPTER 25 OF THE CURRENT CITY OF LAND DEVELOPMENT CODE. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NO PORTION OF THE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48453CD445H DATED SEPTEMBER 26, 2008.

JUAN M. VALERA P.E. NO. 89240
J. VALERA ENGINEERING
2301 E. 8TH ST.
AUSTIN, TX 78702
(512) 964-4982

DATE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE ____ DAY OF _____, 20__

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__ A.O.

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20__

DAVE SULLIVAN, CHAIRPERSON

KATHERINE TOVO, SECRETARY

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2010, A.O., AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____, 2010, A.O., AT ____ O'CLOCK ____ M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY THIS THE ____ DAY OF _____, 2010, A.O.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DESIGNED BY: AKS	DATE
DRAWN BY: AKS	
CHECKED BY: JMV	
APPROVED BY: JMV	

J. VALERA ENGINEERING

2301 East 9th St.
Austin, TX 78702
Phone: (512) 964-4982

RESUBDIVISION OF LOT B, FIRST RESUBDIVISION OF LOTS, 15-16 VANCE PARK

SHEET
1 OF 2
CB-2010-0047.0A

RESUBDIVISION OF LOT B, FIRST RESUBDIVISION OF LOTS, 15-16 VANCE PARK

C16
1/9

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. ALL WATER AND WASTEWATER IMPROVEMENTS MUST BE IN ACCORDANCE WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND DESIGN CRITERIA AND SPECIFICATIONS. ALL PLANS MUST BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY DEPARTMENT FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
3. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS OF CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
8. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND ANY OTHER APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAY VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. PRIOR TO ANY CONSTRUCTION, EXCEPT SINGLE FAMILY DETACHED ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED ACCORDING TO CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED WITHIN THE SHOAL CREEK WATERSHED WHICH IS CLASSIFIED AS AN URBAN WATERSHED.
15. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN SIGN ORDINANCE.
16. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS/ WILLIAMSON COUNTY, TEXAS.
17. AN ADMINISTRATIVE WAIVER HAS BEEN GRANTED FROM THE SUBDIVISION SUBMITTAL REQUIREMENTS THAT FINAL PLATS BE SUBMITTED AT A SCALE OF 1" = 100'
18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LOC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
19. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SHOAL CREEK BOULEVARD, AND VANCE CIRCLE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
20. MAINTENANCE OF REQUIRED WATER QUALITY CONTROLS SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
21. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 25-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 25-8-211 AND 25-8-213 THEREOF.
22. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
23. THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.
24. SIDEWALKS TO THE CITY OF AUSTIN STANDARDS ALREADY EXIST ON THIS SITE.
25. NO PROTECTED TREES SHALL BE REMOVED ON THIS SITE.
26. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON NOVEMBER 29, 2010 BY THE CITY OF AUSTIN WATERSHED PROTECTIONS AND DEVELOPMENT REVIEW DEPARTMENT WATERSHED ENGINEERING DIVISION.
27. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SHALL BE DETAILED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
28. PER LOC 25-2-1032-1033, FOR ALL SINGLE FAMILY RESIDENCE LOTS, EACH SINGLE FAMILY LOT IN A RESIDENTIAL SUBDIVISION MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. FOR LOTS ZONES SF 4A, EACH LOT MUST CONTAIN AT LEAST TWO TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN ECM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE ECM.
29. LOT 1 AND LOT 2 RESUBDIVISION OF LOT B, FIRST RESUBDIVISION OF LOTS, 15-18 VANCE PARK SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
30. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, FIRST RESUBDIVISION OF VANCE PARK, VOL. 49, PAGE 74, SHALL APPLY TO THIS RESUBDIVISION PLAT.
31. AN ADMINISTRATIVE VARIANCE TO § 25-8-281 (B) (1) HAS BEEN GRANTED TO ALLOW LOT TO INCLUDE A CRITICAL ENVIRONMENTAL FEATURE. A SETBACK FROM THIS FEATURE HAS BEEN ADDED TO THE PLAT.
32. AN ADMINISTRATIVE VARIANCE TO § 25-8-281 (C) (1) (d) HAS BEEN GRANTED TO REDUCE THE BUFFER ZONE OF CRITICAL ENVIRONMENTAL FEATURE TO 25 FEET.
33. PER § 25-8-281 (C) (2) (b) WITHIN THE BUFFER ZONE 'ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH SECTION 25-8-281(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.'
34. REVEGETATION OF BUFFER ZONE OF CRITICAL ENVIRONMENTAL FEATURE TO BE PROVIDED PER CITY OF AUSTIN DETAIL 609-S.

DESIGNED BY: AKS	J. VALERA ENGINEERING 2301 East 9th St. Austin, TX 78702 Phone: (512) 964-4982	RESUBDIVISION OF LOT B, FIRST RESUBDIVISION OF LOTS, 15-16 VANCE PARK	SHEET
DRAWN BY: AKS			2 of 2
CHECKED BY: JMV			
APPROVED BY: JMV			
NO.	REVISION	DATE	CB-2010-004T.OA



MEMORANDUM

TO: Jim Dymkowski, Environmental Reviewer
Planning and Development Department

FROM: Scott Hiers, P.G., Senior Environmental Scientist
Watershed Protection Department

DATE: February 8, 2010

SUBJECT: LDC 25-8-281 administrative variance (waivers) for Vance Circle Subdivision (C8-2010-0047.0A).

As part of the City of Austin's development review process, Environmental Resource Management (ERM) staff reviewed the environmental assessment for the Vance Circle Subdivision located at 1801 Vance Circle; Austin, Texas. The environmental assessment prepared by Juan Valera, P.E. identified one rimrock Critical Environmental Feature (CEF). In accordance to Section 25-8-281 of Austin's Land Development Code, the rimrock is a protected feature and must be preserved. Therefore, ERM recommends that the rimrock CEF and an administratively reduced 25-ft CEF setback should be clearly identified on the plat. Both the feature and its associated setback must be clearly labeled and shown on the plat. To clearly distinguish the CEF setback area, the setback area should be shaded or hatched. The setback should be a 25-foot radial area measured from the crest (or edge) of the rimrock. In addition, a plat note should be added stating that "all activities within the critical environmental feature setback must comply with Section 25-8-281(C)(2) of Austin's Land Development Code. This section states that the natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited". In accordance with Section 25-8-281(D) of Austin's Land Development Code, the administratively reduced CEF setback is hereby granted pursuant to compliance with the following administrative variances (waivers) and special conditions:

1. 25-8-281(B) A residential lot may not include a critical environmental feature or be located within 50-ft of critical environmental feature – This waiver is contingent upon the recording of the CEF and its setback on the plat and adding the above-referenced plat note. The granting of this waiver is based on the fact that the existing residential lot already contains the rimrock CEF, because the current lot was created prior to the protection of critical environmental features by this code.
2. 25-8-281(C)(1)(a) The width of the buffer zone is 150-ft from edge of critical environmental feature – The standard 150-ft setback is administratively reduced to 25-ft in all directions from the crest of the rimrock pursuant to showing the rimrock CEF and

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11

an administratively reduced 25-ft setback on the plat and providing additional erosion controls by revegetating the 25-ft down gradient buffer area in accordance to item 609S, the native seeding and planting specification, as stated in City's Standards and Specification Manual. Since the up gradient area already has a well established lawn, no revegetation is required in that area.

3. 25-8-281(C)(2)(a) The natural vegetative cover must be retained to the maximum extent practicable. –This waiver is granted to allow for the existing lawn within the CEF buffer and is contingent upon adding a plat note stating stated “all activities within the critical environmental feature setback must comply with Section 25-8-281(C)(2) of Austin’s Land Development Code. This section states that the natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited this requirement.”

It is the opinion of the Environmental Resource Management staff that the project will preserve the characteristics of the critical environmental feature due to the residential land use, the recording of the CEF and its setback on the plat and compliance with the special condition providing item 609S revegetation for erosion control within the setback area down gradient of the CEF.

Scott Hiers, P.G., Senior Environmental Scientist
Watershed Protection Department

SH:

cc:

Sylvia Limon
Ray Langenberg

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12

To : Scott Hiers, P.G., Senior Environmental Scientist Watershed Protection Department
Jim Dymkowski, Environmental Reviewer Planning and Development Department
Sylvia Limon, Case Manager Planning and Development Department
From: Juan Valera, PE (J. Valera Engineering)

RE : Vance Park (C8-2010-0047.0A) Waiver Request

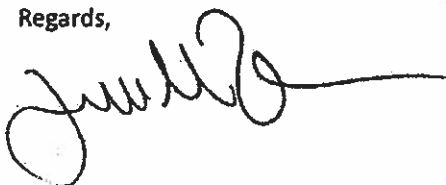
Dear Mr. Heirs,

On behalf of our client, we are requesting the following waivers :

1. Waiver to § 25-8-281(B) which does not allow a residential lot to include a critical environmental feature or be within 50-ft of a critical environmental feature. We feel this waiver is necessary because the feature is already located on the existing and developed residential lot.
2. Waiver to § 25-8-281(C)(1)(a) which calls for a buffer zone that is 150-ft from edge of critical environmental feature. We are requesting a 25-ft buffer in all directions from the crest of the rimrock feature. We feel this is sufficient due to the fact that the area up gradient of the feature is already developed, and since there are no anticipated construction activities up gradient, this 25-ft buffer is more than sufficient to ensure that the feature is protected. We have taken further measures to protect the feature by adding a plat note to ensure that the 25-ft down gradient buffer area is seeded in accordance to item 609S, the native seeding and planting specifications, as stated in the City of Austin's Standards and Specifications Manual.
3. Waiver to § 25-8-281(C)(2)(a) which states that the natural vegetative cover must be retained to the maximum extent. We feel this waiver is necessary to allow for the existing lawn to remain within the Critical Environmental Feature buffer, which would allow us to maintain the area up gradient of the feature, as undisturbed. We have also added a plat note stating that, "all activities within the critical environmental feature setback must comply with Section 25-8-281(C)(2) of Austin's Land Development Code, and that within the buffer zone, the natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and waste water disposal or Irrigation is prohibited."

Thank you, and please contact me with any further questions.

Regards,



Juan M. Valera, P.E.

J. Valera Engineering 2301 E. 9th St. Austin, TX 78702 Tel: 512.964.4982

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2010-0047.0A

Contact: Sylvia Limon, 512-974-2767 or
Cindy Casillas, 512-974-3437

Public Hearing: Jan. 11, 2011, Planning Commission

Your Name (please print)

Albert Meisenback

☒ I am in favor
of the object

Your address(es) affected by this application

1800 San Gabriel Austin TX 78701

Albert Meisenback *Dec 30, 2010*
Signature Date

Daytime Telephone: _____

Comments:

*Further development
within Sladgao Hill Neighborhood
needs to be for the good of,
and with that approval of,
the neighborhood as a whole.
I request postponement of
this hearing because of
pending litigation concerning
this case.*

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sylvia Limon, 512-974-2767 or

Cindy Castillas, 512-974-3437

Public Hearing: Jan. 11, 2011, Planning Commission

Brent Darringer
Your Name (please print)

☐ I am in favor
☒ I object

904 W. 17th STREET AUSTIN 78701
Your address(es) affected by this application

Brian Day
Signature
12/23/10
Date

Daytime Telephone: *512-776-2825*

Comments: *Please don't make these deed restrictions and weaken the wife family character of Vance trade judges still deal with the 1980s resolution by council and avoid undermining valid deed restrictions*
Thank you

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C8-2010-0047.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Castillas, 512-974-3437

Public Hearing: Jan. 11, 2011, Planning Commission

JAY TASSIN
Your Name (please print)

☐ I am in favor
☒ I object

1001 W. 17TH ST, AUSTIN 78701
Your address(es) affected by this application

[Signature]
Signature

12/4/10
Date

Daytime Telephone: 512-236-1993

Comments: SUBDIVIDING THIS SEC-3 LOT WOULD
BREAK IN THAT DEED RESTRICTIONS AND
UNDERMINE THE WHOLE FAMILY CHARACTER
OF ADJACENT' ALL BY GIVING A
VARIOUS PRECEDENT.

[Signature]
THOMAS

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810